

Note: The following case(s) is/are included in this ad.
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| <u>01-220</u> | <u>MANDY AUTO SALES CORPORATION</u> |
| <u>02-100</u> | <u>S.E. CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC.</u> |
| <u>03-277</u> | <u>BBC INVESTMENTS, INC.</u> |
| <u>03-362</u> | <u>JOSE JIMENEZ</u> |
| <u>03-387</u> | <u>2955 HOLDING COMPANY, INC.</u> |
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APPLICANT: MANDY AUTO SALES CORPORATION

(1) BU-2 TO BU-3

OR IN THE ALTERNATIVE, REQUEST #2:

(2) USE VARIANCE to permit open lot used car sales in the BU-2 district as would be permitted in the BU-3 district.

AND WITH EITHER REQUEST #1 OR #2

(3) Applicant is requesting to permit a greenbelt varying in width from 0' to 5' (15' required) along all property lines.

(4) Applicant is requesting to permit a used car sales lot with a lot area of 0.32 acre (1 acre required).

(5) Applicant is requesting to permit a lawn area of 2,497 sq. ft. (maximum 411 sq. ft. permitted).

(6) Applicant is requesting to permit a dumpster setback 1' (20' required) from the front (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Public Hearing for Mandy's Auto Sales," as prepared by Design Drafting, Robert Foraker, dated 10/30/03 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 8 through 14, inclusive, Block 6, less the south 15' thereof, in PINEDALE, Plat book 22, Page 32.

LOCATION: 3601 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.32 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)

APPLICANT: S.E. CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4ZAB-16-86, passed and adopted by the Zoning Appeals Board, as further modified by Resolution 5ZAB-60-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Zion Seventh-Day Adventist Church,' as prepared by DZN GRP., consisting of six sheets, dated stamped received August 29, 1994."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Zion Seventh-Day Adventist Church,' as prepared by Charles H. Benson, Architect Planner Interiors, dated received 9/9/03, consisting of 7 sheets."

The purpose of this request is to allow the applicant to modify a previously approved plan for the religious facility.

- (2) Applicant is requesting to waive zoning regulations prohibiting parking areas and driveways closer than 25' of an official right-of-way; to permit parking spaces and drive- ways within 25' of a right-of-way (not permitted) (19 previously approved).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 393' of the east ½ of the NE ¼ of the SW ¼ of Section 35, Township 52 South, Range 41 East, less the east 35' and less the north 620'.

LOCATION: Lying on the Northwest corner of N.W. 12 Avenue & theoretical N.W. 107 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.48 Acres

PRESENT ZONING: GU (Interim)
RU-2 (Two Family Residential)

HEARING NO. 04-3-CZ8-3 (03-277)

10-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BBC INVESTMENTS, INC.

BU-2 to BU-3

SUBJECT PROPERTY: Lots 10, 11 & 12, less the east 35' thereof, Block 1, AVOCADO PARK,
Plat book 6, Page 11.

LOCATION: 8248 N.W. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.337 Acre

BU-2 (Business – Special)

BU-3 (Business – Liberal)

APPLICANT: JOSE JIMENEZ

- (1) VARIANCE OF AIRPORT REGULATIONS to permit a duplex residential use within the critical area of approach and departure of Miami International Airport (not permitted).
- (2) Applicant is requesting to permit a lot area of 7,100 sq. ft. (7,500 sq. ft. required).
- (3) Applicant is requesting to permit a lot frontage of 50' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A boundary survey is on file and may be examined in the Zoning Department entitled "2965 N.W. 26 Street," as prepared by X-Treme Measures Land Surveying, Inc., dated 10/31/03 and consisting of 1 sheet.

SUBJECT PROPERTY: Lot 19, Block 2, GARVEY GARDENS, Plat book 39, Page 35.

LOCATION: North of N.W. 26 Street, approximately 150' east of N.W. 30 Avenue A/K/A: 2965 N.W. 26 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 142'

RU-3B (Bungalow Court)

HEARING NO. 04-3-CZ8-5 (03-387)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: 2955 HOLDING COMPANY, INC.

Applicant is requesting to permit a gas station setback 3'8" (15' required) from the rear (east) property line and setback 9'3" (20' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "MacMillian Oil Company," as prepared by Orlando Alonso, dated 11/24/03 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, TATUM'S SUBDIVISION of the SW ¼ of Section 11, Township 53 South, Range 41 East, Plat book B, Page 63.

LOCATION: 1320 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.3798 Acre

PRESENT ZONING: BU-2 (Business – Special)